



COMMITTEE of the WHOLE

CITY COUNCIL

MINUTES
July 28, 2008
5:00 P.M.
Council Office

COUNCIL MEMBERS PRESENT:

S. Marmarou, M. Goodman-Hinnershitz, J. Waltman, S. Fuhs, D. Sterner, M. Baez

OTHERS IN ATTENDANCE:

R. Hottenstein, C. Younger, L. Kelleher, S. Katzenmoyer, C. Jones, D. Hoag, M. Mayfield, C. Kanezo, P. Edelman, M. Heller, C. Schmehl

Stephen Fuhs, Vice President of Council, called the Committee of the Whole meeting to order at 5:06 p.m.

I. Giannasca Master Developer Agreement Update

Mr. Hottenstein noted that the City has hired an attorney. The attorney has reviewed the developer agreement and is meeting with Mr. Hottenstein and Mr. Younger. An update will be given to Council next week.

Mr. Sterner questioned if Giannasca is aware that the City is going through this process. Mr. Hottenstein noted that he is aware and realizes that the City must do what is in its own best interest.

Mr. Waltman voiced his discomfort with the all or nothing approach taken in the agreement. He noted his hope that a scale or phases could be added to the agreement to allow other options to the City.

Ms. Goodman-Hinnershitz requested clarification of Council's role in this issue. Mr. Hottenstein noted that Council approval of the agreement is ultimately needed.

Mr. Fuhs questioned Mr. Hottenstein's response to the Reading Eagle's opinion that Stevens & Lee reviewing the agreement a conflict of interest. Mr. Hottenstein replied that the Administration does not see this as a conflict of interest.

Ms. Goodman-Hinnershitz questioned if Council felt this was a conflict. Mr. Fuhs noted that this issue would need to be discussed separately.

II. Debt Restructuring Ordinances

Mr. Hottenstein introduced Pete Edelman. He noted that Mr. Edelman was available to answer Council's questions. He explained that exact figures for the ordinances would depend on market conditions. The ordinances will be introduced this evening with a disclaimer that they will not exceed \$60 million.

Mr. Waltman agreed that this is typical for debt restructuring ordinances.

Mr. Edelman noted that reinvestment rates and escrow amounts will affect the final amount. This final dollar amount will be available when the ordinances are enacted on August 11. The final amortization will also be available at that time.

Mr. Marmarou questioned if this restructuring was on a timeline. Mr. Waltman noted that the next debt payment is due in November and all documentation for the restructuring must be complete before that time.

Ms. Goodman-Hinnershitz requested that the above be clarified for the public's information when the ordinances are read for introduction.

III. Zoning Amendment Committee

Charlie Schmehl, of Urban Research and Development Company, described the function of this committee as the process to guide the land use and zoning ordinances. He noted several options for the membership of his committee:

- Representatives from the community, Council and staff members
- Staff members
- Planning Commission members
- Council members

He noted that most cities use the first alternative.

Mr. Waltman questioned if this committee defined the amendments. Mr. Schmehl described the committee as policy making and advisory. The committee would make recommendations and staff would oversee the technical aspects of adding those recommendations to the amendment. He reminded Council that they make the final decision when the amendment comes before them for enactment.

Ms. Kelleher described the danger that using this alternative could create.

Mr. Fuhs questioned the timeline of the process. Mr. Schmehl noted that the committee would meet monthly for a one year period.

Ms. Goodman-Hinnershitz noted the time restraints of Councilors. Mr. Schmehl noted his intent to have Council members serve on the committee and report back to the body of Council during the process. He noted that neighborhoods, zoning, and

planning should be represented and also suggested a realtor and a developer. He would be present to facilitate the discussion. This type of committee generally has between 8 and 15 members plus staff.

Mr. Fuhs felt that was too large a committee. Mr. Schmehl noted that not everyone attends each meeting. Mr. Marmarou noted that care must be taken not to overlook the concerns of a particular member who may not be present when an issue is discussed.

Ms. Baez noted her work on both small and large committees. She stated her belief that Council represents neighborhoods.

Mr. Waltman would like to see the committee be on the smaller side. Mr. Sterner agreed with Mr. Waltman. He noted his belief that the committee could be expanded slightly to include members with special expertise. He noted his belief that priorities need to be set. Mr. Schmehl indicated that the first two meetings of the committee would be the most important and he encouraged all of Council to attend.

There was discussion about the need for a document creating the committee. Mr. Younger noted the need for an ordinance.

Council made the following membership recommendation:

- Three members of Council
- Two members of the Planning Commission
- Two members of the Zoning Board
- Two community representatives
- Staff members

IV. Disruptive Tenant Ordinance

Ms. Mayfield reviewed the amendment. She noted that as changes had been made since its initial introduction, it needed to be re-introduced. She noted that the waiver of fees is still included in the amendment but she proposed this be relocated elsewhere in the codified ordinances in the future.

V. Agenda Review

Council reviewed their July 28 agenda.

The meeting was adjourned at 6:35 pm.

Respectfully Submitted

By: _____
Linda A. Kelleher, City Clerk